HOUSING NOW
Ottawa[1]

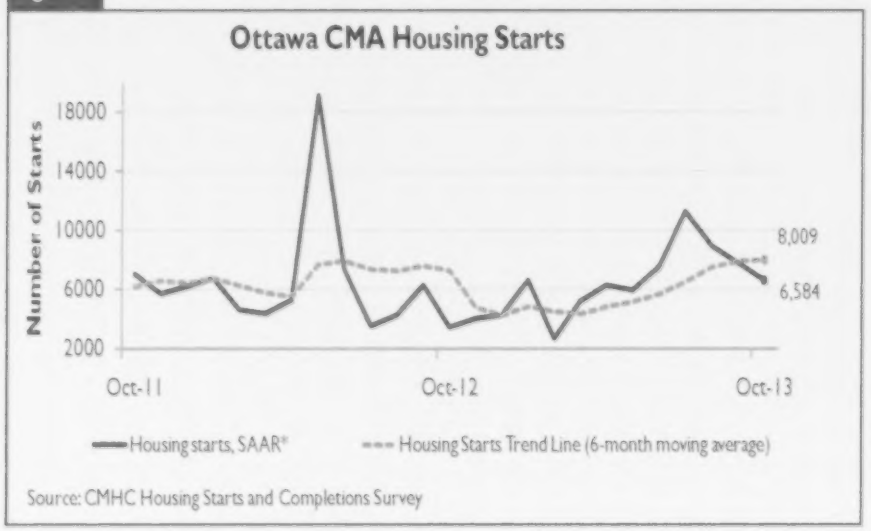
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2013

Highlights

- Ottawa housing starts activity remained robust.
- Low-rise construction was reinvigorated by rows, but single-detached and semis also strengthened.
- Apartment starts grew over last year albeit at a slower pace than the previous month.

Figure 1



Source: CMHC Housing Starts and Completions Survey

* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA

[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Ottawa Starts Firm in October

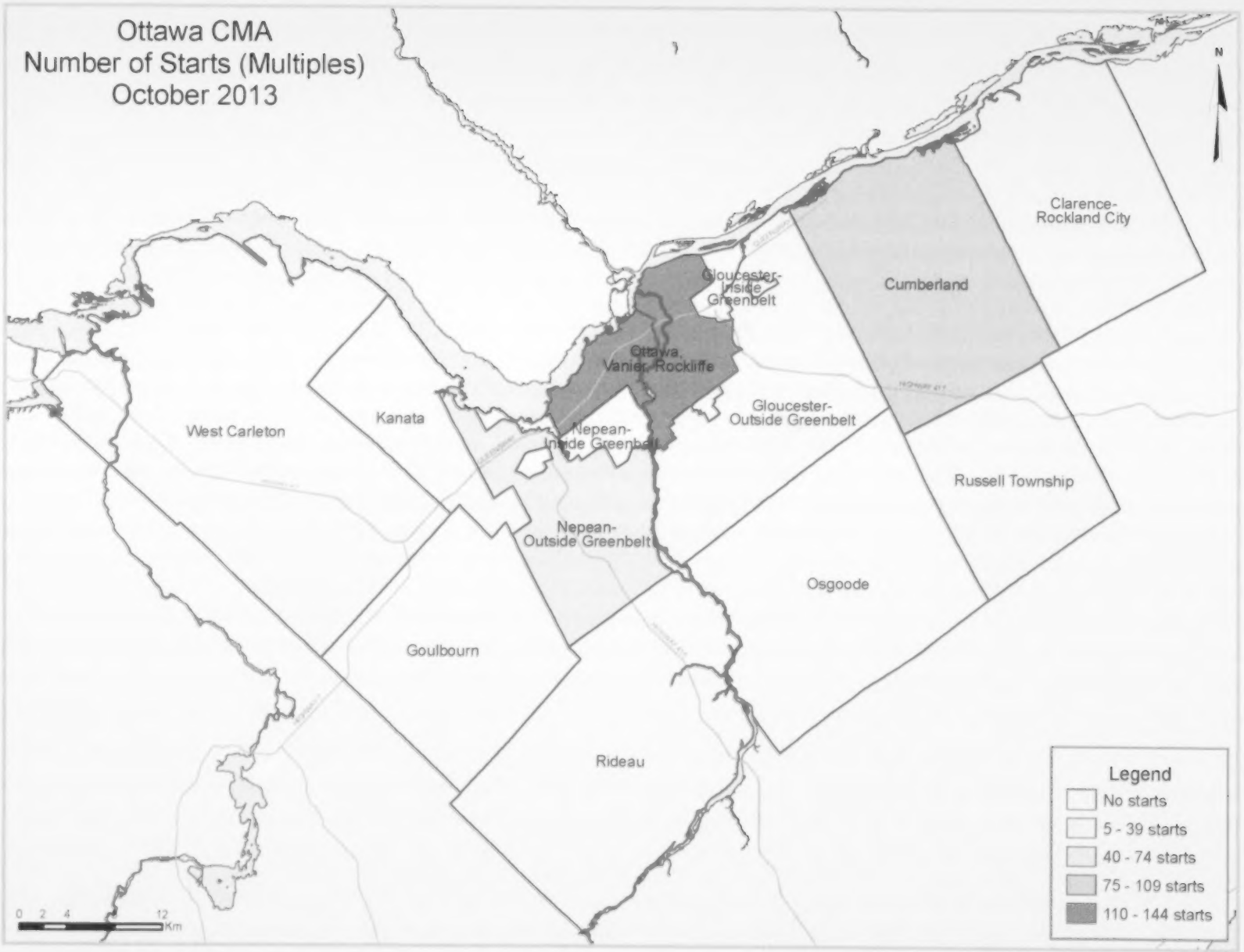
According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the region were trending at 8,009 units in October compared to 7,953 units in September. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the region, the standalone monthly SAAR was 6,584 units in October down from 7,744 units in September.

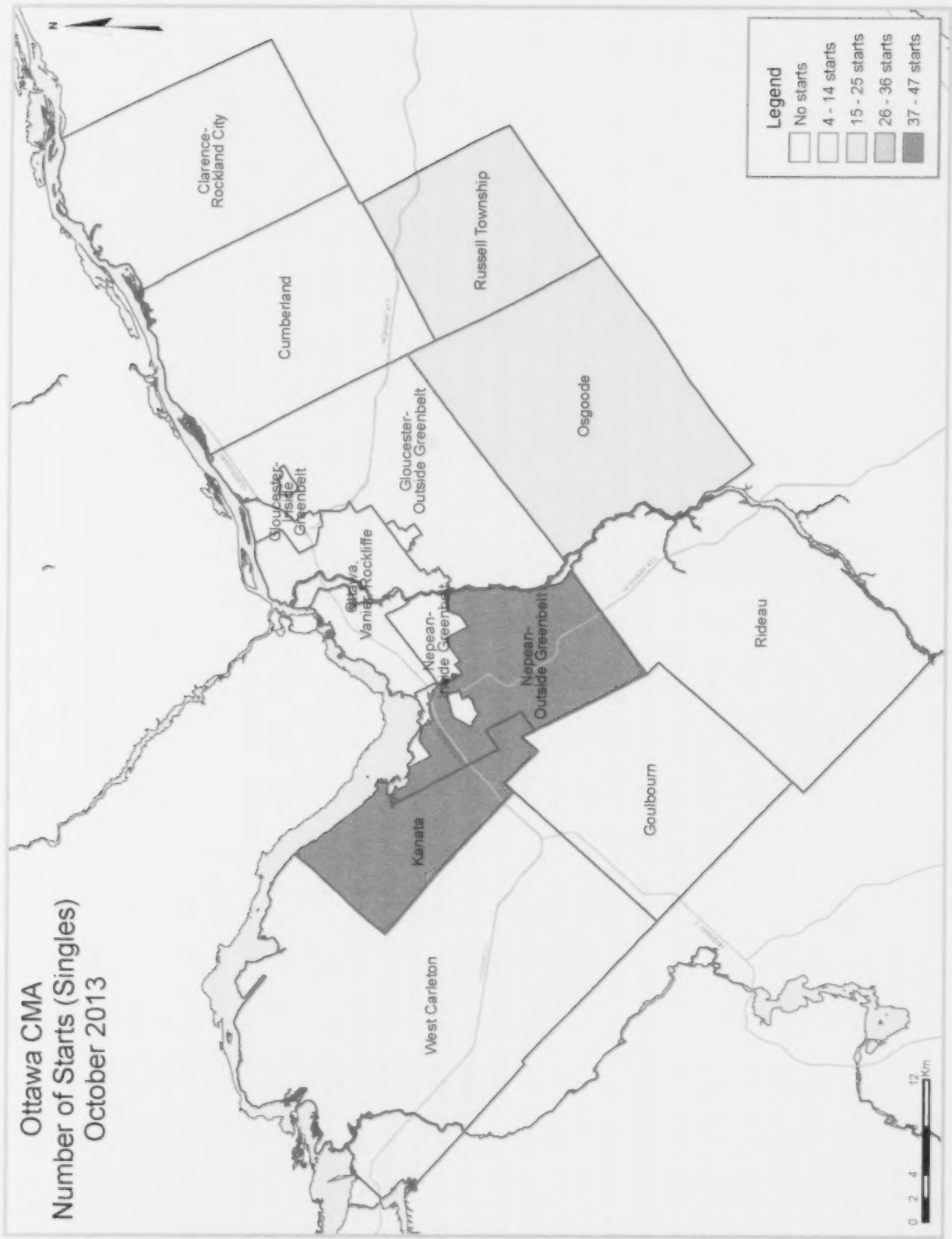
Seasonally adjusted housing starts saw a slight moderation in October compared to September driven by a scaling back in apartment construction, while all other housing start types continued to trend higher. However, while the pace of growth in housing starts trended lower, the year-over-year movement in starts strengthened, almost doubling last October`s level. As a result, the year-to-date pace of housing activity increased over the same period last year rising by 8 per cent.

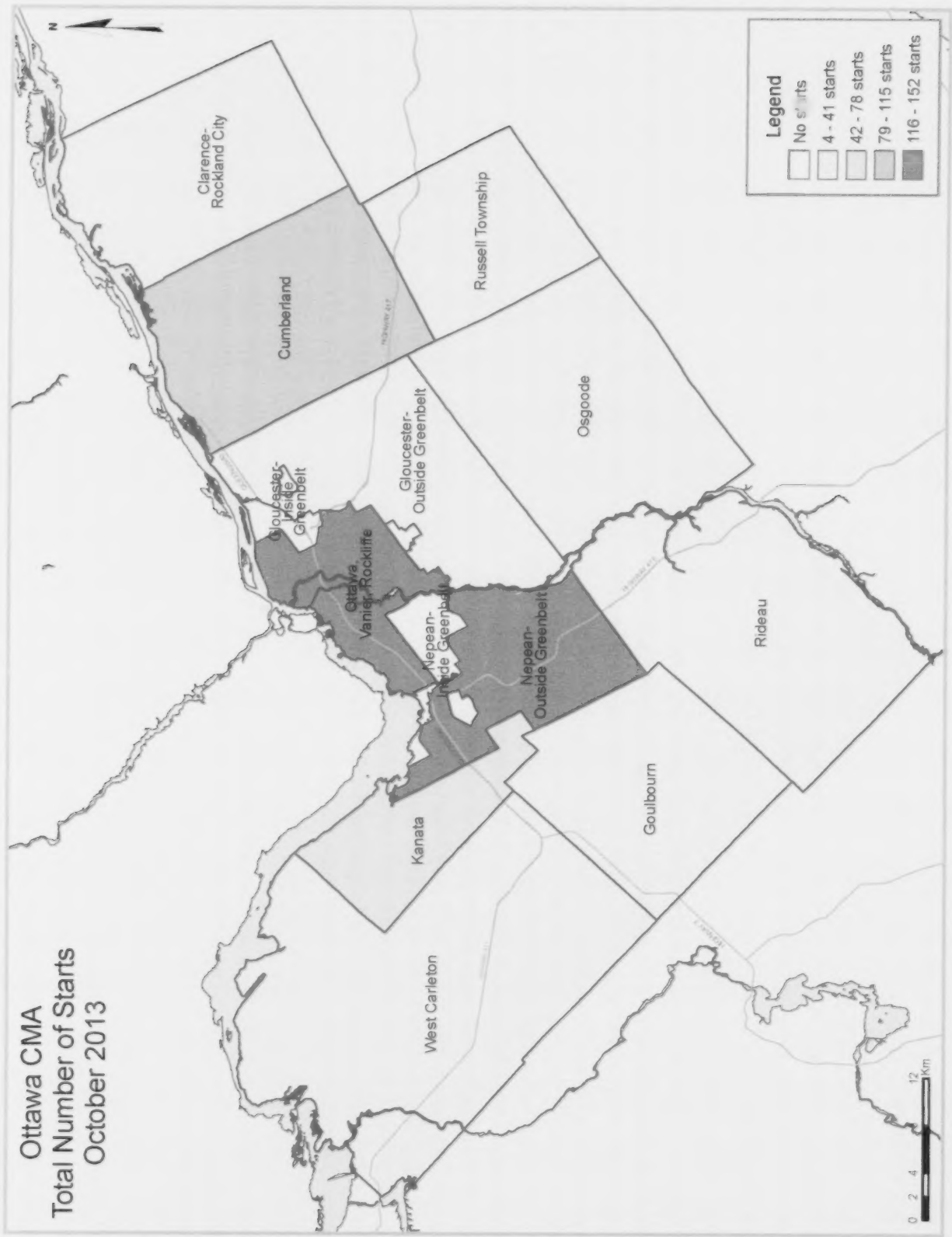
CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets, which can be quite variable from one month to the next. The multiples segment includes apartments, rows and semi-detached homes.

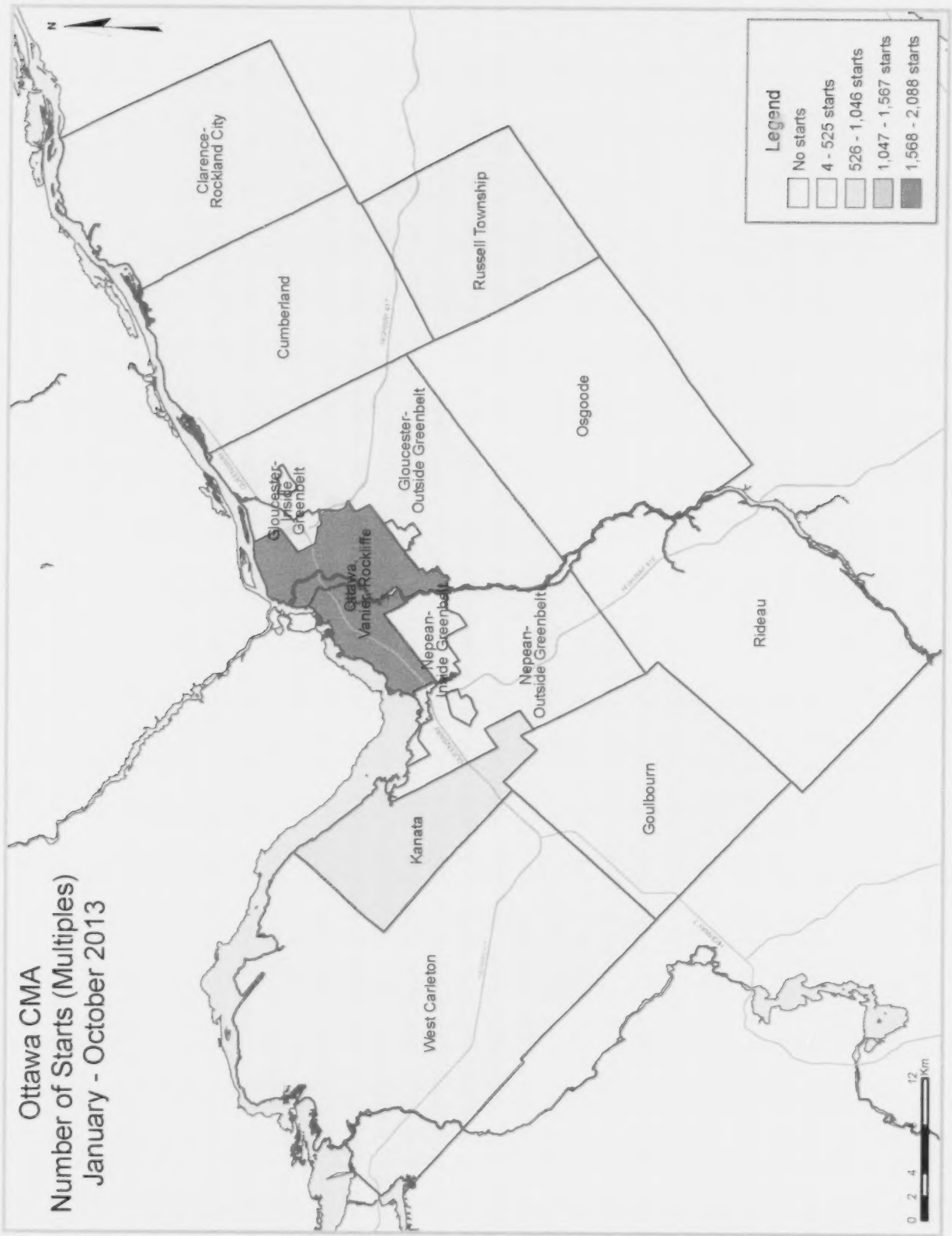
Approximately half of all single-detached construction activity in October was split between Nepean (outside the greenbelt) and Kanata with the former capturing 26 per cent and the latter 23 per cent. The outskirts of the CMA seized another 22 per cent, a significant share in line with the trend of single-detached homes moving into the outskirts. Similarly, multifamily housing starts share increased to 16 per cent in the periphery[3] of Ottawa, while Cumberland and Nepean captured almost 20 per cent each.

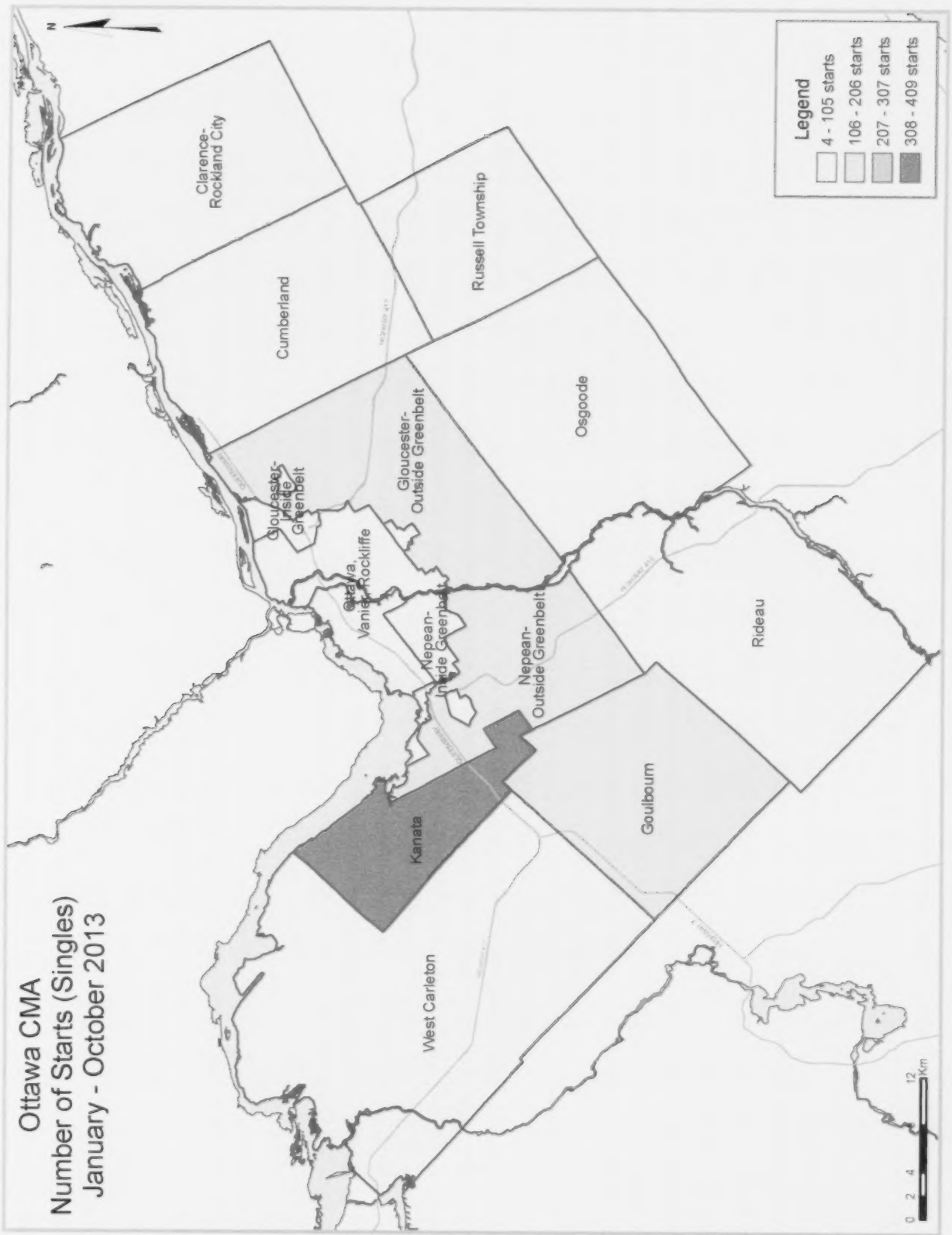
[3] West Carleton, Clarence-Rockland and Russell historical annual levels.

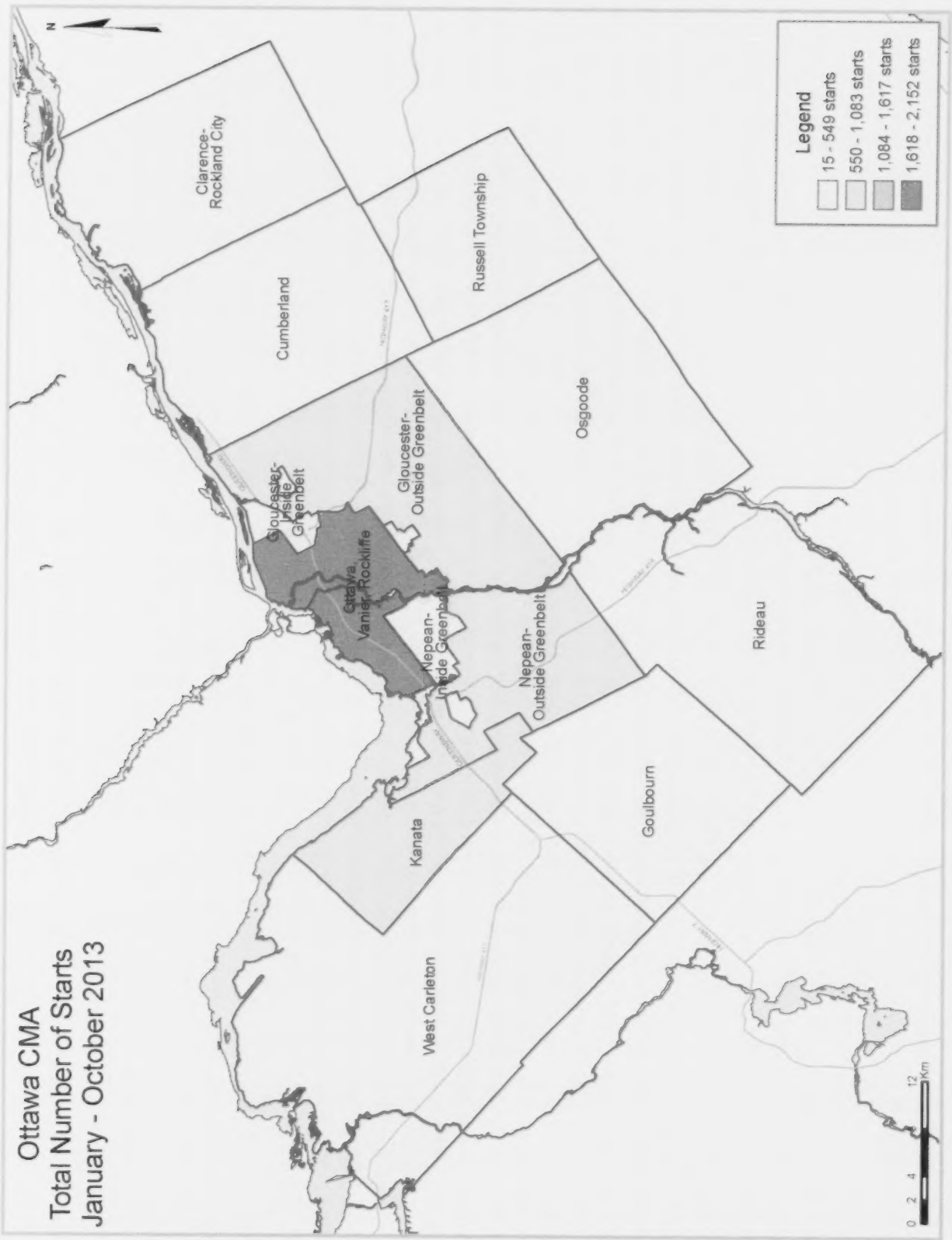

Ottawa CMA
Number of Starts (Multiples)
October 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
5 - 39 starts
40 - 74 starts
75 - 109 starts
110 - 144 starts


Ottawa CMA
Number of Starts (Singles)
October 2013
Legend
No starts
4 - 14 starts
15 - 25 starts
26 - 36 starts
37 - 47 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
October 2013
Legend
No starts
4 - 41 starts
42 - 78 starts
79 - 115 starts
116 - 152 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - October 2013
Legend
No starts
4 - 525 starts
526 - 1,046 starts
1,047 - 1,567 starts
1,568 - 2,088 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - October 2013
Legend
4 - 105 starts
106 - 206 starts
207 - 307 starts
308 - 409 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - October 2013
Legend
15 - 549 starts
550 - 1,083 starts
1,084 - 1,617 starts
1,618 - 2,152 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier, Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) October 2013		
Ottawa CMA[1]	September 2013	October 2013
Trend[2]	7,953	8,009
SAAR	7,744	6,584
	October 2012	October 2013
Actual		
October - Single-Detached	150	184
October - Multiples	157	388
October - Total	307	572
January to October - Single-Detached	1,341	1,413
January to October - Multiples	3,937	4,275
January to October - Total	5,278	5,688

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2013	184	58	126	0	3	190	0	11	572
October 2012	150	36	57	0	0	56	8	0	307
% Change	22.7	61.1	121.1	n/a	n/a	**	-100.0	n/a	86.3
Year-to-date 2013	1,413	332	1,293	0	8	2,184	4	454	5,688
Year-to-date 2012	1,341	208	1,085	0	7	2,201	28	408	5,278
% Change	5.4	59.6	19.2	n/a	14.3	-0.8	-85.7	11.3	7.8
UNDER CONSTRUCTION									
October 2013	1,087	272	1,163	0	8	3,638	7	786	6,961
October 2012	1,045	184	1,033	0	0	2,992	31	376	5,661
% Change	4.0	47.8	12.6	n/a	n/a	21.6	-77.4	109.0	23.0
COMPLETIONS									
October 2013	111	30	111	0	0	272	0	4	528
October 2012	189	14	173	0	0	126	0	37	539
% Change	-41.3	114.3	-35.8	n/a	n/a	115.9	n/a	-89.2	-2.0
Year-to-date 2013	1,264	286	1,397	0	0	1,239	4	118	4,308
Year-to-date 2012	1,495	202	1,306	0	0	1,086	11	439	4,539
% Change	-15.5	41.6	7.0	n/a	n/a	14.1	-63.6	-73.1	-5.1
COMPLETED & NOT ABSORBED									
October 2013	62	66	52	0	0	274	n/a	n/a	454
October 2012	62	38	93	0	1	153	n/a	n/a	347
% Change	0.0	73.7	-44.1	n/a	-100.0	79.1	n/a	n/a	30.8
ABSORBED									
October 2013	114	20	127	0	0	219	n/a	n/a	480
October 2012	184	18	191	0	1	96	n/a	n/a	490
% Change	-38.0	11.1	-33.5	n/a	-100.0	128.1	n/a	n/a	-2.0
Year-to-date 2013	1,289	261	1,440	0	0	1,214	n/a	n/a	4,204
Year-to-date 2012	1,467	196	1,306	0	3	1,057	n/a	n/a	4,029
% Change	-12.1	33.2	10.3	n/a	-100.0	14.9	n/a	n/a	4.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
October 2013	156	42	110	0	3	190	0	11	512
October 2012	130	32	57	0	0	56	8	0	283
Ottawa, Vanier, Rockcliffe									
October 2013	8	16	19	0	0	98	0	11	152
October 2012	6	14	3	0	0	0	8	0	31
Nepean inside greenbelt									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	5	0	0	0	0	0	0	0	5
Nepean outside greenbelt									
October 2013	47	10	27	0	3	32	0	0	119
October 2012	5	6	4	0	0	0	0	0	15
Gloucester inside greenbelt									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2013	12	2	3	0	0	0	0	0	17
October 2012	1	2	0	0	0	0	0	0	3
Kanata									
October 2013	42	6	21	0	0	0	0	0	69
October 2012	6	8	17	0	0	0	0	0	31
Cumberland									
October 2013	9	8	11	0	0	60	0	0	88
October 2012	81	2	33	0	0	56	0	0	172
Goulbourn									
October 2013	7	0	0	0	0	0	0	0	7
October 2012	10	0	0	0	0	0	0	0	10
West Carleton									
October 2013	12	0	29	0	0	0	0	0	41
October 2012	8	0	0	0	0	0	0	0	8
Rideau									
October 2013	4	0	0	0	0	0	0	0	4
October 2012	1	0	0	0	0	0	0	0	1
Osgoode									
October 2013	15	0	0	0	0	0	0	0	15
October 2012	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
October 2013	9	2	16	0	0	0	0	0	27
October 2012	9	0	0	0	0	0	0	0	9
Russell Township									
October 2013	19	14	0	0	0	0	0	0	33
October 2012	11	4	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
October 2013	184	58	126	0	3	190	0	11	572
October 2012	150	36	57	0	0	56	8	0	307

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
October 2013	979	254	1,133	0	8	3,638	3	786	6,801
October 2012	956	176	1,033	0	0	2,914	31	372	5,482
Ottawa, Vanier, Rockcliffe									
October 2013	77	104	35	0	5	2,930	3	256	3,410
October 2012	76	68	42	0	0	2,075	27	74	2,362
Nepean inside greenbelt									
October 2013	11	4	0	0	0	0	0	0	15
October 2012	15	0	3	0	0	16	0	0	34
Nepean outside greenbelt									
October 2013	161	64	317	0	3	190	0	124	859
October 2012	214	40	319	0	0	422	0	124	1,119
Gloucester inside greenbelt									
October 2013	3	0	0	0	0	44	0	0	47
October 2012	3	0	19	0	0	44	0	0	66
Gloucester outside greenbelt									
October 2013	147	22	251	0	0	144	0	12	576
October 2012	166	20	201	0	0	66	0	0	453
Kanata									
October 2013	349	40	307	0	0	96	0	325	1,117
October 2012	57	32	284	0	0	52	0	152	577
Cumberland									
October 2013	63	18	127	0	0	220	0	41	469
October 2012	187	12	152	0	0	189	0	0	540
Goulbourn									
October 2013	59	0	31	0	0	14	0	28	132
October 2012	79	0	6	0	0	50	0	20	155
West Carleton									
October 2013	35	2	65	0	0	0	0	0	102
October 2012	70	4	0	0	0	0	2	2	78
Rideau									
October 2013	28	0	0	0	0	0	0	0	28
October 2012	17	0	0	0	0	0	0	0	17
Osgoode									
October 2013	46	0	0	0	0	0	0	0	46
October 2012	72	0	7	0	0	0	2	0	81
Clarence-Rockland City									
October 2013	74	2	30	0	0	0	0	0	106
October 2012	77	0	0	0	0	32	0	0	109
Russell Township									
October 2013	34	16	0	0	0	0	4	0	54
October 2012	12	8	0	0	0	46	0	4	70
Ottawa-Gatineau CMA (Ontario portion)									
October 2013	1,087	272	1,163	0	8	3,638	7	786	6,961
October 2012	1,045	184	1,033	0	0	2,992	31	376	5,661

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
October 2013	91	30	106	0	0	272	0	4	503
October 2012	158	14	165	0	0	116	0	37	490
Ottawa, Vanier, Rockcliffe									
October 2013	12	18	0	0	0	227	0	4	261
October 2012	5	2	0	0	0	0	0	37	44
Nepean inside greenbelt									
October 2013	3	0	0	0	0	0	0	0	3
October 2012	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
October 2013	11	0	22	0	0	12	0	0	45
October 2012	59	0	78	0	0	116	0	0	253
Gloucester inside greenbelt									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
October 2013	6	8	7	0	0	17	0	0	38
October 2012	34	10	10	0	0	0	0	0	54
Kanata									
October 2013	27	4	29	0	0	0	0	0	60
October 2012	5	0	20	0	0	0	0	0	25
Cumberland									
October 2013	5	0	29	0	0	16	0	0	50
October 2012	8	0	19	0	0	0	0	0	27
Goulbourn									
October 2013	16	0	0	0	0	0	0	0	16
October 2012	36	2	0	0	0	0	0	0	38
West Carleton									
October 2013	2	0	19	0	0	0	0	0	21
October 2012	2	0	4	0	0	0	0	0	6
Rideau									
October 2013	5	0	0	0	0	0	0	0	5
October 2012	0	0	0	0	0	0	0	0	0
Osgoode									
October 2013	4	0	0	0	0	0	0	0	4
October 2012	7	0	34	0	0	0	0	0	41
Clarence-Rockland City									
October 2013	7	0	5	0	0	0	0	0	12
October 2012	22	0	8	0	0	10	0	0	40
Russell Township									
October 2013	13	0	0	0	0	0	0	0	13
October 2012	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
October 2013	111	30	111	0	0	272	0	4	528
October 2012	189	14	173	0	0	126	0	37	539

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
October 2013	57	66	52	0	0	269	n/a	n/a	444
October 2012	58	38	93	0	1	153	n/a	n/a	343
Ottawa, Vanier, Rockcliffe									
October 2013	20	51	7	0	0	179	n/a	n/a	257
October 2012	26	20	5	0	1	38	n/a	n/a	90
Nepean inside greenbelt									
October 2013	1	0	3	0	0	0	n/a	n/a	4
October 2012	1	2	2	0	0	0	n/a	n/a	5
Nepean outside greenbelt									
October 2013	5	4	17	0	0	46	n/a	n/a	72
October 2012	6	7	22	0	0	77	n/a	n/a	112
Gloucester inside greenbelt									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
October 2013	3	3	6	0	0	0	n/a	n/a	12
October 2012	2	3	20	0	0	1	n/a	n/a	26
Kanata									
October 2013	9	6	9	0	0	15	n/a	n/a	39
October 2012	1	4	15	0	0	2	n/a	n/a	22
Cumberland									
October 2013	10	1	10	0	0	23	n/a	n/a	44
October 2012	15	1	8	0	0	26	n/a	n/a	50
Goulbourn									
October 2013	4	1	0	0	0	6	n/a	n/a	11
October 2012	3	1	2	0	0	8	n/a	n/a	14
West Carleton									
October 2013	1	0	0	0	0	0	n/a	n/a	1
October 2012	2	0	8	0	0	0	n/a	n/a	10
Rideau									
October 2013	3	0	0	0	0	0	n/a	n/a	3
October 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
October 2013	1	0	0	0	0	0	n/a	n/a	1
October 2012	2	0	11	0	0	0	n/a	n/a	13
Clarence-Rockland City									
October 2013	4	0	0	0	0	1	n/a	n/a	5
October 2012	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
October 2013	1	0	0	0	0	4	n/a	n/a	5
October 2012	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
October 2013	62	66	52	0	0	274	n/a	n/a	454
October 2012	62	38	93	0	1	153	n/a	n/a	347

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
October 2013	94	20	122	0	0	219	n/a	n/a	455
October 2012	153	18	183	0	1	85	n/a	n/a	440
Ottawa, Vanier, Rockcliffe									
October 2013	12	8	0	0	0	177	n/a	n/a	197
October 2012	3	0	0	0	0	0	n/a	n/a	3
Nepean inside greenbelt									
October 2013	3	0	0	0	0	0	n/a	n/a	3
October 2012	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
October 2013	11	0	21	0	0	15	n/a	n/a	47
October 2012	57	3	84	0	1	79	n/a	n/a	224
Gloucester inside greenbelt									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	1	0	0	0	0	0	n/a	n/a	1
Gloucester outside greenbelt									
October 2013	6	8	15	0	0	18	n/a	n/a	47
October 2012	35	10	20	0	0	0	n/a	n/a	65
Kanata									
October 2013	27	4	38	0	0	1	n/a	n/a	70
October 2012	5	3	26	0	0	1	n/a	n/a	35
Cumberland									
October 2013	7	0	25	0	0	8	n/a	n/a	40
October 2012	6	0	18	0	0	0	n/a	n/a	24
Goulbourn									
October 2013	18	0	0	0	0	0	n/a	n/a	18
October 2012	36	2	3	0	0	5	n/a	n/a	46
West Carleton									
October 2013	2	0	23	0	0	0	n/a	n/a	25
October 2012	2	0	2	0	0	0	n/a	n/a	4
Rideau									
October 2013	4	0	0	0	0	0	n/a	n/a	4
October 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
October 2013	4	0	0	0	0	0	n/a	n/a	4
October 2012	7	0	30	0	0	0	n/a	n/a	37
Clarence-Rockland City									
October 2013	7	0	5	0	0	0	n/a	n/a	12
October 2012	22	0	8	0	0	10	n/a	n/a	40
Russell Township									
October 2013	13	0	0	0	0	0	n/a	n/a	13
October 2012	9	0	0	0	0	1	n/a	n/a	10
Ottawa-Gatineau CMA (Ontario portion)									
October 2013	114	20	127	0	0	219	n/a	n/a	480
October 2012	184	18	191	0	1	96	n/a	n/a	490

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Ottawa City	156	130	42	32	113	65	201	56	512	283	80.9
Ottawa, Vanier, Rockcliffe	8	6	16	14	19	11	109	0	152	31	**
Nepean inside greenbelt	0	5	0	0	0	0	0	0	0	5	-100.0
Nepean outside greenbelt	47	5	10	6	30	4	32	0	119	15	**
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	12	1	2	2	3	0	0	0	17	3	**
Kanata	42	6	6	8	21	17	0	0	69	31	122.6
Cumberland	9	81	8	2	11	33	60	56	88	172	-48.8
Goulbourn	7	10	0	0	0	0	0	0	7	10	-30.0
West Carleton	12	8	0	0	29	0	0	0	41	8	**
Rideau	4	1	0	0	0	0	0	0	4	1	**
Osgoode	15	7	0	0	0	0	0	0	15	7	114.3
Clarence-Rockland City	9	9	2	0	16	0	0	0	27	9	200.0
Russell Township	19	11	14	4	0	0	0	0	33	15	120.0
Ottawa-Gatineau CMA (Ontario Portion)	184	150	58	36	129	65	201	56	572	307	86.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	1,257	1,218	308	206	1,240	1,100	2,656	2,549	5,461	5,073	7.6
Ottawa, Vanier, Rockcliffe	64	78	108	64	40	53	1,940	1,793	2,152	1,988	8.2
Nepean inside greenbelt	11	16	4	0	0	3	0	0	15	19	-21.1
Nepean outside greenbelt	206	297	68	46	324	312	86	323	684	978	-30.1
Gloucester inside greenbelt	4	2	2	0	0	0	44	0	50	2	**
Gloucester outside greenbelt	202	229	60	40	293	274	161	28	716	571	25.4
Kanata	409	67	42	32	332	284	233	204	1,016	587	73.1
Cumberland	86	225	20	16	129	174	164	144	399	559	-28.6
Goulbourn	148	140	0	2	31	0	28	55	207	197	5.1
West Carleton	41	69	4	4	91	0	0	2	136	75	81.3
Rideau	32	17	0	0	0	0	0	0	32	17	88.2
Osgoode	54	78	0	2	0	0	0	0	54	80	-32.5
Clarence-Rockland City	80	97	2	0	43	4	0	26	125	127	-1.6
Russell Township	76	26	26	6	0	0	0	46	102	78	30.8
Ottawa-Gatineau CMA (Ontario Portion)	1,413	1,341	336	212	1,283	1,104	2,656	2,621	5,688	5,278	7.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Ottawa City	113	57	0	8	190	56	11	0
Ottawa, Vanier, Rockcliffe	19	3	0	8	98	0	11	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	30	4	0	0	32	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	3	0	0	0	0	0	0	0
Kanata	21	17	0	0	0	0	0	0
Cumberland	11	33	0	0	60	56	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	29	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	16	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	129	57	0	8	190	56	11	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,240	1,076	0	24	2,202	2,141	454	408
Ottawa, Vanier, Rockcliffe	40	29	0	24	1,679	1,683	261	110
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	324	312	0	0	86	199	0	124
Gloucester inside greenbelt	0	0	0	0	44	0	0	0
Gloucester outside greenbelt	293	274	0	0	149	28	12	0
Kanata	332	284	0	0	60	52	173	152
Cumberland	129	174	0	0	164	144	0	0
Goulbourn	31	0	0	0	20	35	8	20
West Carleton	91	0	0	0	0	0	0	2
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	43	4	0	0	0	26	0	0
Russell Township	0	0	0	0	0	46	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,283	1,080	0	24	2,202	2,213	454	408

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Ottawa City	308	219	193	56	11	8	512	283
Ottawa, Vanier, Rockcliffe	43	23	98	0	11	8	152	31
Nepean inside greenbelt	0	5	0	0	0	0	0	5
Nepean outside greenbelt	84	15	35	0	0	0	119	15
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	17	3	0	0	0	0	17	3
Kanata	69	31	0	0	0	0	69	31
Cumberland	28	116	60	56	0	0	88	172
Goulbourn	7	10	0	0	0	0	7	10
West Carleton	41	8	0	0	0	0	41	8
Rideau	4	1	0	0	0	0	4	1
Osgoode	15	7	0	0	0	0	15	7
Clarence-Rockland City	27	9	0	0	0	0	27	9
Russell Township	33	15	0	0	0	0	33	15
Ottawa-Gatineau CMA (Ontario Portion)	368	243	193	56	11	8	572	307

Table 2.5: Starts by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	2,815	2,501	2,192	2,136	454	436	5,461	5,073
Ottawa, Vanier, Rockcliffe	207	164	1,684	1,690	261	134	2,152	1,988
Nepean inside greenbelt	15	19	0	0	0	0	15	19
Nepean outside greenbelt	599	655	85	199	0	124	684	978
Gloucester inside greenbelt	6	2	44	0	0	0	50	2
Gloucester outside greenbelt	555	543	149	28	12	0	716	571
Kanata	783	383	60	52	173	152	1,016	587
Cumberland	243	427	156	132	0	0	399	559
Goulbourn	185	142	14	35	8	20	207	197
West Carleton	136	71	0	0	0	4	136	75
Rideau	32	17	0	0	0	0	32	17
Osgoode	54	78	0	0	0	2	54	80
Clarence-Rockland City	125	101	0	26	0	0	125	127
Russell Township	98	32	0	46	4	0	102	78
Ottawa-Gatineau CMA (Ontario Portion)	3,038	2,634	2,192	2,208	458	436	5,688	5,278

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Ottawa City	91	158	30	14	106	165	276	153	503	490	2.7
Ottawa, Vanier, Rockcliffe	12	5	18	2	0	0	231	37	261	44	**
Nepean inside greenbelt	3	1	0	0	0	0	0	0	3	1	200.0
Nepean outside greenbelt	11	59	0	0	22	78	12	116	45	253	-82.2
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	6	34	8	10	7	10	17	0	38	54	-29.6
Kanata	27	5	4	0	29	20	0	0	60	25	140.0
Cumberland	5	8	0	0	29	19	16	0	50	27	85.2
Goulbourn	16	36	0	2	0	0	0	0	16	38	-57.9
West Carleton	2	2	0	0	19	4	0	0	21	6	**
Rideau	5	0	0	0	0	0	0	0	5	0	n/a
Osgoode	4	7	0	0	0	34	0	0	4	41	-90.2
Clarence-Rockland City	7	22	0	0	5	8	0	10	12	40	-70.0
Russell Township	13	9	0	0	0	0	0	0	13	9	44.4
Ottawa-Gatineau CMA (Ontario Portion)	111	189	30	14	111	173	276	163	528	539	-2.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	1,121	1,359	272	204	1,344	1,286	1,321	1,501	4,058	4,350	-6.7
Ottawa, Vanier, Rockcliffe	72	87	88	62	32	27	764	831	956	1,007	-5.1
Nepean inside greenbelt	13	14	0	0	12	7	16	69	41	90	-54.4
Nepean outside greenbelt	159	377	58	56	309	342	314	267	840	1,042	-19.4
Gloucester inside greenbelt	2	1	2	0	19	12	44	0	67	13	**
Gloucester outside greenbelt	184	145	60	40	365	209	65	46	674	440	53.2
Kanata	164	97	48	38	341	293	52	156	605	584	3.6
Cumberland	208	232	12	4	167	229	16	88	403	553	-27.1
Goulbourn	151	258	0	2	6	58	50	44	207	362	-42.8
West Carleton	70	72	4	2	93	20	0	0	167	94	77.7
Rideau	22	24	0	0	0	0	0	0	22	24	-8.3
Osgoode	76	52	0	0	0	89	0	0	76	141	-46.1
Clarence-Rockland City	71	102	2	4	37	23	48	24	158	153	3.3
Russell Township	72	34	16	2	0	0	4	0	92	36	155.6
Ottawa-Gatineau CMA (Ontario Portion)	1,264	1,495	290	210	1,381	1,309	1,373	1,525	4,308	4,539	-5.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Ottawa City	106	165	0	0	272	116	4	37
Ottawa, Vanier, Rockcliffe	0	0	0	0	227	0	4	37
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	78	0	0	12	116	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	7	10	0	0	17	0	0	0
Kanata	29	20	0	0	0	0	0	0
Cumberland	29	19	0	0	16	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	19	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	34	0	0	0	0	0	0
Clarence-Rockland City	5	8	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	111	173	0	0	272	126	4	37

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,344	1,286	0	0	1,207	1,064	114	437
Ottawa, Vanier, Rockcliffe	32	27	0	0	658	617	106	214
Nepean inside greenbelt	12	7	0	0	16	0	0	69
Nepean outside greenbelt	309	342	0	0	314	267	0	0
Gloucester inside greenbelt	19	12	0	0	44	0	0	0
Gloucester outside greenbelt	365	209	0	0	65	46	0	0
Kanata	341	293	0	0	52	10	0	146
Cumberland	167	229	0	0	16	88	0	0
Goulbourn	6	58	0	0	42	36	8	8
West Carleton	93	20	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	89	0	0	0	0	0	0
Clarence-Rockland City	37	20	0	3	48	22	0	2
Russell Township	0	0	0	0	0	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	1,381	1,306	0	3	1,255	1,086	118	439

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Ottawa City	227	337	272	116	4	37	503	490
Ottawa, Vanier, Rockcliffe	30	7	227	0	4	37	261	44
Nepean inside greenbelt	3	1	0	0	0	0	3	1
Nepean outside greenbelt	33	137	12	116	0	0	45	253
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	21	54	17	0	0	0	38	54
Kanata	60	25	0	0	0	0	60	25
Cumberland	34	27	16	0	0	0	50	27
Goulbourn	16	38	0	0	0	0	16	38
West Carleton	21	6	0	0	0	0	21	6
Rideau	5	0	0	0	0	0	5	0
Osgoode	4	41	0	0	0	0	4	41
Clarence-Rockland City	12	30	0	10	0	0	12	40
Russell Township	13	9	0	0	0	0	13	9
Ottawa-Gatineau CMA (Ontario Portion)	252	376	272	126	4	37	528	539

Table 3.5: Completions by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	2,737	2,841	1,207	1,064	114	445	4,058	4,350
Ottawa, Vanier, Rockcliffe	192	170	658	617	106	220	956	1,007
Nepean inside greenbelt	25	21	16	0	0	69	41	90
Nepean outside greenbelt	526	775	314	267	0	0	840	1,042
Gloucester inside greenbelt	23	13	44	0	0	0	67	13
Gloucester outside greenbelt	609	394	65	46	0	0	674	440
Kanata	553	426	52	10	0	148	605	584
Cumberland	387	465	16	88	0	0	403	553
Goulbourn	157	318	42	36	8	8	207	362
West Carleton	167	94	0	0	0	0	167	94
Rideau	22	24	0	0	0	0	22	24
Osgoode	76	141	0	0	0	0	76	141
Clarence-Rockland City	126	126	32	22	0	5	158	153
Russell Township	84	36	0	0	8	0	92	36
Ottawa-Gatineau CMA (Ontario Portion)	2,947	3,003	1,239	1,086	122	450	4,308	4,539

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
October 2013	0	0.0	4	5.5	4	5.5	18	24.7	47	64.4	73	540,900	630,842
October 2012	2	1.4	18	12.9	19	13.6	55	39.3	46	32.9	140	464,195	486,992
Year-to-date 2013	1	0.1	145	15.7	142	15.4	219	23.7	418	45.2	925	487,900	511,304
Year-to-date 2012	7	0.6	176	15.3	187	16.2	343	29.8	438	38.1	1,151	468,900	494,715
Ottawa, Vanier, Rockcliffe													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	749,900	812,964
Year-to-date 2012	1	1.9	0	0.0	0	0.0	3	5.7	49	92.5	53	749,900	779,156
Nepean inside greenbelt													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Nepean outside greenbelt													
October 2013	0	0.0	4	44.4	1	11.1	0	0.0	4	44.4	9	--	--
October 2012	2	3.6	7	12.5	7	12.5	23	41.1	17	30.4	56	437,000	453,929
Year-to-date 2013	0	0.0	25	16.3	9	5.9	38	24.8	81	52.9	153	508,400	504,400
Year-to-date 2012	5	1.4	63	17.7	49	13.8	111	31.2	128	36.0	356	467,400	471,497
Gloucester inside greenbelt													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Gloucester outside greenbelt													
October 2013	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
October 2012	0	0.0	0	0.0	1	2.9	18	51.4	16	45.7	35	481,900	510,214
Year-to-date 2013	0	0.0	3	1.7	13	7.4	73	41.5	87	49.4	176	493,900	504,892
Year-to-date 2012	1	0.7	1	0.7	3	2.2	56	40.9	76	55.5	137	509,900	514,766
Kanata													
October 2013	0	0.0	0	0.0	1	4.2	6	25.0	17	70.8	24	557,400	615,420
October 2012	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Year-to-date 2013	0	0.0	16	10.1	41	25.8	28	17.6	74	46.5	159	490,990	513,007
Year-to-date 2012	0	0.0	4	5.1	13	16.5	27	34.2	35	44.3	79	476,000	519,948
Cumberland													
October 2013	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	--	--
October 2012	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2013	1	0.5	77	37.9	61	30.0	40	19.7	24	11.8	203	387,900	411,339
Year-to-date 2012	0	0.0	60	27.3	60	27.3	74	33.6	26	11.8	220	414,450	427,274
Goulbourn													
October 2013	0	0.0	0	0.0	1	6.7	7	46.7	7	46.7	15	491,900	529,005
October 2012	0	0.0	10	29.4	8	23.5	11	32.4	5	14.7	34	419,990	431,009
Year-to-date 2013	0	0.0	23	16.0	17	11.8	35	24.3	69	47.9	144	494,945	506,786
Year-to-date 2012	0	0.0	47	19.6	61	25.4	68	28.3	64	26.7	240	438,945	459,362

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	572,900	605,406
Year-to-date 2012	0	0.0	1	2.8	0	0.0	3	8.3	32	88.9	36	565,900	594,536
Rideau													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	875,000	867,036
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	882,000	849,085
Osgoode													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	1	5.6	1	5.6	1	5.6	15	83.3	18	780,000	737,506
Year-to-date 2012	0	0.0	0	0.0	1	7.1	1	7.1	12	85.7	14	711,500	734,300
Clarence-Rockland City													
October 2013	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
October 2012	11	61.1	5	27.8	1	5.6	1	5.6	0	0.0	18	291,400	317,106
Year-to-date 2013	15	26.8	17	30.4	17	30.4	5	8.9	2	3.6	56	367,250	360,030
Year-to-date 2012	40	50.0	28	35.0	9	11.3	3	3.8	0	0.0	80	300,700	319,446
Russell Township													
October 2013	0	0.0	11	100.0	0	0.0	0	0.0	0	0.0	11	335,900	337,318
October 2012	1	11.1	4	44.4	3	33.3	1	11.1	0	0.0	9	--	--
Year-to-date 2013	2	3.1	38	59.4	15	23.4	8	12.5	1	1.6	64	362,649	375,085
Year-to-date 2012	1	3.8	13	50.0	10	38.5	2	7.7	0	0.0	26	371,050	378,564
Ottawa-Gatineau CMA (Ontario portion)													
October 2013	3	3.4	16	18.0	5	5.6	18	20.2	47	52.8	89	514,900	577,297
October 2012	14	8.4	27	16.2	23	13.8	57	34.1	46	27.5	167	444,900	462,068
Year-to-date 2013	18	1.7	200	19.1	174	16.7	232	22.2	421	40.3	1,045	467,900	494,855
Year-to-date 2012	48	3.8	217	17.3	206	16.4	348	27.7	438	34.8	1,257	461,900	481,158

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2013

Submarket	Oct 2013	Oct 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	630,842	486,992	29.5	511,304	494,715	3.4
Ottawa, Vanier, Rockcliffe	1,134,950	--	n/a	812,964	779,156	4.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	469,253	453,929	3.4	504,400	471,497	7.0
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	552,733	510,214	8.3	504,892	514,766	-1.9
Kanata	615,420	604,460	1.8	513,007	519,948	-1.3
Cumberland	448,883	--	n/a	411,339	427,274	-3.7
Goulbourn	529,005	431,009	22.7	506,786	459,362	10.3
West Carleton	--	--	n/a	605,406	594,536	1.8
Rideau	--	--	n/a	867,036	849,085	2.1
Osgoode	--	--	n/a	737,506	734,300	0.4
Clarence-Rockland City	--	317,106	n/a	360,030	319,446	12.7
Russell Township	337,318	--	n/a	375,085	378,564	-0.9
Ottawa-Gatineau CMA (Ontario Portion)	577,297	462,068	24.9	494,855	481,158	2.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
October 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	352,967
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	351,530
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	347,536
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	350,720
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	350,755
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	348,833
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	344,633
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	352,284
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	359,793
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	350,799
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	352,821
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,153
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	346,976
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	349,950
	March	1,182	-15.8	1,164	2,898	2,536	45.9	359,321	1.6	353,241
	April	1,586	0.3	1,131	3,533	2,436	46.4	372,188	2.3	358,057
	May	1,812	-5.7	1,190	3,733	2,512	47.4	370,591	2.0	357,474
	June	1,608	-4.0	1,206	2,907	2,514	48.0	359,372	1.3	353,291
	July	1,352	-2.2	1,164	2,767	2,502	46.5	362,346	6.5	364,386
	August	1,226	6.7	1,207	2,384	2,502	48.2	348,822	0.3	354,360
	September	1,128	11.6	1,218	2,556	2,431	50.1	348,788	-1.5	356,573
	October	1,104	1.1	1,187	2,349	2,550	46.5	363,240	4.5	365,540
	November									
	December									
	Q3 2012	3,542	-9.3		7,333			346,618	2.0	
	Q3 2013	3,706	4.6		7,707			353,746	2.1	
	YTD 2012	12,931	1.0		25,787			353,549	2.5	
	YTD 2013	12,532	-3.1		27,401			359,700	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: CREA

[2] Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14	116.5	123.1	535	6.1	71.5	1,032
	April	590	3.00	5.14	116.6	122.8	529	6.1	70.5	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14	116.1	123.3	523	6.8	70.2	1,061
	August	601	3.14	5.34	116.0	123.2	525	7.1	70.5	1,062
	September	601	3.14	5.34	115.9	123.3	526	6.7	70.2	1,064
	October	601	3.14	5.34			524	6.3	69.6	1,071
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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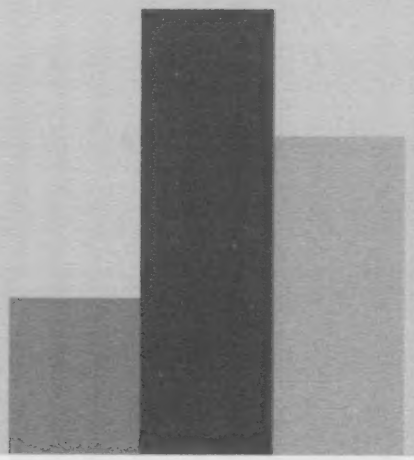

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
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